

FY 2007 & FY 2008 - VISN COSTING GUIDE - BUILDING TYPE

VISN 8: SUNSHINE Veterans Healthcare Network

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Facilities Management (18) for Major Construction Projects Only

Date Prepared: June 30, 2006

Index Basis: Boeckh Index = MAY-JUN 2006

Location	Boeckh Indexes	Medical Center				Ambulatory Care				Clinical Improvements			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bay Pines, FL	2,194.8	\$251	\$191	\$124	\$65	\$233	\$181	\$117	\$62	\$256	\$196	\$127	\$67
Gainesville, FL	1,905.0	\$218	\$166	\$108	\$57	\$202	\$157	\$102	\$54	\$222	\$170	\$110	\$58
Lake City, FL	1,905.0	\$218	\$166	\$108	\$57	\$202	\$157	\$102	\$54	\$222	\$170	\$110	\$58
Miami, FL	2,133.2	\$244	\$186	\$121	\$63	\$227	\$176	\$114	\$60	\$249	\$190	\$124	\$65
San Juan, PR	2,235.2	\$256	\$194	\$126	\$66	\$237	\$184	\$120	\$63	\$261	\$199	\$130	\$68
Tampa, FL	2,194.8	\$251	\$191	\$124	\$65	\$233	\$181	\$117	\$62	\$256	\$196	\$127	\$67
West Palm Beach, FL	1,895.4	\$217	\$165	\$107	\$56	\$201	\$156	\$101	\$53	\$221	\$169	\$110	\$58
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Additional moneys should be included for known adverse sub-surface conditions, seismic and hurricane loading

Additional moneys are required to account for projects being "in the air" - i.e., new construction to be located on the 4th and 5th floors - but require structural support from ground level through the 3rd floor to support the new construction

When construction of an addition to an existing building, moneys should be added to account for the "tying-in" functionally and psychically

Sitework cost for small projects can be quite high as a percentage of the cost of construction and the cost of sitework as a percentage of construction could decrease as the size increases

A 20,000 SF building could require the same size of utilities as a 30,000 SF building. A safe percentage for sitework for up to \$10 million is 15% and decreases to perhaps 10% at \$25 million.

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Market Conditions:

San Juan, PR is experiencing extensive labor shortage and material shipping costs are

higher than normal - end result is the need to add 35% to all construction cost for the time being

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		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation				
Bay Pines, FL	2,194.8	\$260	\$203	\$132	\$69	\$167	\$115	\$75	\$39	\$0	\$0	\$0	\$0
Gainesville, FL	1,905.0	\$226	\$177	\$115	\$60	\$145	\$100	\$65	\$34	\$0	\$0	\$0	\$0
Lake City, FL	1,905.0	\$226	\$177	\$115	\$60	\$145	\$100	\$65	\$34	\$0	\$0	\$0	\$0
Miami, FL	2,133.2	\$253	\$198	\$129	\$67	\$162	\$112	\$73	\$38	\$0	\$0	\$0	\$0
San Juan, PR	2,235.2	\$265	\$207	\$135	\$71	\$170	\$117	\$76	\$40	\$0	\$0	\$0	\$0
Tampa, FL	2,194.8	\$260	\$203	\$132	\$69	\$167	\$115	\$75	\$39	\$0	\$0	\$0	\$0
West Palm Beach, FL	1,895.4	\$225	\$176	\$114	\$60	\$144	\$100	\$65	\$34	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Acute Psychiatric				Mental Health				Blank			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation				
Bay Pines, FL	2,194.8	\$282	\$225	\$146	\$77	\$236	\$184	\$120	\$63	\$0	\$0	\$0	\$0
Gainesville, FL	1,905.0	\$245	\$195	\$127	\$67	\$205	\$160	\$104	\$55	\$0	\$0	\$0	\$0
Lake City, FL	1,905.0	\$245	\$195	\$127	\$67	\$205	\$160	\$104	\$55	\$0	\$0	\$0	\$0
Miami, FL	2,133.2	\$274	\$219	\$142	\$75	\$229	\$179	\$116	\$61	\$0	\$0	\$0	\$0
San Juan, PR	2,235.2	\$287	\$229	\$149	\$78	\$240	\$187	\$122	\$64	\$0	\$0	\$0	\$0
Tampa, FL	2,194.8	\$282	\$225	\$146	\$77	\$236	\$184	\$120	\$63	\$0	\$0	\$0	\$0
West Palm Beach, FL	1,895.4	\$243	\$194	\$126	\$66	\$204	\$159	\$103	\$54	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Spinal Cord Injury (SCI)				Nursing Home Care Unit (NHCU)				Blind Rehabilitation			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bay Pines, FL	2,194.8	\$234	\$188	\$122	\$64	\$224	\$178	\$116	\$61	\$233	\$175	\$114	\$60
Gainesville, FL	1,905.0	\$203	\$163	\$106	\$56	\$194	\$154	\$100	\$53	\$202	\$152	\$99	\$52
Lake City, FL	1,905.0	\$203	\$163	\$106	\$56	\$194	\$154	\$100	\$53	\$202	\$152	\$99	\$52
Miami, FL	2,133.2	\$227	\$182	\$119	\$62	\$218	\$173	\$112	\$59	\$226	\$170	\$111	\$58
San Juan, PR	2,235.2	\$238	\$191	\$124	\$65	\$228	\$181	\$118	\$62	\$237	\$178	\$116	\$61
Tampa, FL	2,194.8	\$234	\$188	\$122	\$64	\$224	\$178	\$116	\$61	\$233	\$175	\$114	\$60
West Palm Beach, FL	1,895.4	\$202	\$162	\$105	\$55	\$193	\$154	\$100	\$52	\$201	\$151	\$98	\$52
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Heavy Research				Surgery and PACU				Light Research			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bay Pines, FL	2,194.8	\$411	\$347	\$226	\$119	\$357	\$289	\$188	\$99	\$233	\$186	\$121	\$63
Gainesville, FL	1,905.0	\$357	\$301	\$196	\$103	\$310	\$251	\$163	\$86	\$202	\$161	\$105	\$55
Lake City, FL	1,905.0	\$357	\$301	\$196	\$103	\$310	\$251	\$163	\$86	\$202	\$161	\$105	\$55
Miami, FL	2,133.2	\$400	\$338	\$219	\$115	\$347	\$281	\$183	\$96	\$226	\$181	\$117	\$62
San Juan, PR	2,235.2	\$419	\$354	\$230	\$121	\$364	\$294	\$191	\$100	\$237	\$189	\$123	\$65
Tampa, FL	2,194.8	\$411	\$347	\$226	\$119	\$357	\$289	\$188	\$99	\$233	\$186	\$121	\$63
West Palm Beach, FL	1,895.4	\$355	\$300	\$195	\$102	\$309	\$250	\$162	\$85	\$201	\$161	\$104	\$55
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Administration Space				Parking Garage				Surface Parking - Priced Per Parking Space			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New Space			
Bay Pines, FL	2,194.8	\$109	\$71	\$46	\$24	\$43	\$20	\$13	\$7	\$2,223	\$0	\$0	\$0
Gainesville, FL	1,905.0	\$95	\$62	\$40	\$21	\$37	\$18	\$12	\$6	\$1,930	\$0	\$0	\$0
Lake City, FL	1,905.0	\$95	\$62	\$40	\$21	\$37	\$18	\$12	\$6	\$1,930	\$0	\$0	\$0
Miami, FL	2,133.2	\$106	\$69	\$45	\$24	\$41	\$20	\$13	\$7	\$2,161	\$0	\$0	\$0
San Juan, PR	2,235.2	\$111	\$72	\$47	\$25	\$43	\$21	\$14	\$7	\$2,264	\$0	\$0	\$0
Tampa, FL	2,194.8	\$109	\$71	\$46	\$24	\$43	\$20	\$13	\$7	\$2,223	\$0	\$0	\$0
West Palm Beach, FL	1,895.4	\$94	\$61	\$40	\$21	\$37	\$18	\$11	\$6	\$1,920	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Demolition Cost for an Existing Building				Leased Space - Need To Provide Specific Build-Out				Operating and Mothball Costs			
		Demolition Cost Only	Haul & Dump			Yearly Rate Per Square Foot				"Full" Operational Costs	Adjacent Mothball Costs	Stand Alone Mothball Costs	
Bay Pines, FL	2,194.8	\$5.91	\$6.37	\$0.00	\$0.00	\$24.30	\$0.00	\$0.00	\$0.00	\$14.77	\$8.63	\$3.95	\$0.00
Gainesville, FL	1,905.0	\$5.13	\$5.53	\$0.00	\$0.00	\$21.10	\$0.00	\$0.00	\$0.00	\$12.82	\$7.49	\$3.43	\$0.00
Lake City, FL	1,905.0	\$5.13	\$5.53	\$0.00	\$0.00	\$21.10	\$0.00	\$0.00	\$0.00	\$12.82	\$7.49	\$3.43	\$0.00
Miami, FL	2,133.2	\$5.75	\$6.19	\$0.00	\$0.00	\$23.62	\$0.00	\$0.00	\$0.00	\$14.36	\$8.38	\$3.84	\$0.00
San Juan, PR	2,235.2	\$6.02	\$6.48	\$0.00	\$0.00	\$24.75	\$0.00	\$0.00	\$0.00	\$15.04	\$8.79	\$4.02	\$0.00
Tampa, FL	2,194.8	\$5.91	\$6.37	\$0.00	\$0.00	\$24.30	\$0.00	\$0.00	\$0.00	\$14.77	\$8.63	\$3.95	\$0.00
West Palm Beach, FL	1,895.4	\$5.11	\$5.50	\$0.00	\$0.00	\$20.99	\$0.00	\$0.00	\$0.00	\$12.76	\$7.45	\$3.41	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Demolish Costs Only is based on razing the entire structure and depositing of the waste material on-site, NO HAZARDOUS MATERIALS ARE INCLUDED

The Haul Costs includes monies for a 20 mile haul and the appropriate dump fees for construction materials, NO HAZARDOUS MATERIALS ARE INCLUDED

Additional moneys should be included for known adverse conditions, length of haul, inflated dump fees, closed dump and refuge facilities

Savings is calculated by subtracting which type of "Mothballing" is being utilized (Adjacent or Stand Alone) from the "Full" Operating Costs.

The "Full" Operating Costs include: Electric, water, gas, sewage, major systems maintenance, building shell maintenance, janitorial, and security

Based on the type of "Mothballing" to be used, percentages have been utilized to account for maintaining the integrity of the building envelope, maintain non-freezing conditions for sprinklers - systems utilities and maintenance, security, and ensure JHCO compliance

Leasing yearly rates only includes: land, site improvements, building shell, taxes, utilities, insurance, shell and outside maintenance -

Similar to a sole occupancy of a "Spec" building - NO HOUSEKEEPING COSTS - Assumes normal operating days and hours - NOT 24/8

Specific functional type of build-out is required and assumed to lump sum costs, NOT INCLUDED IN THE LEASE

Build-out to be priced using Total Renovation unit cost for specific building type

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Location	Boeckh Indexes	Roof Replacement				Modernize Restrooms and UFAS/ADA (Not Comp)				Fire Alarms			
		EDPM	Built Up	Shingles	Metal	Total Renovation				New	Total Renovation		
Bay Pines, FL	2,194.8	\$6.45	\$6.15	\$3.96	\$5.20	\$180.53	\$0.00	\$0.00	\$0.00	\$5.56	\$6.54	\$0.00	\$0.00
Gainesville, FL	1,905.0	\$5.60	\$5.34	\$3.43	\$4.52	\$156.69	\$0.00	\$0.00	\$0.00	\$4.82	\$5.67	\$0.00	\$0.00
Lake City, FL	1,905.0	\$5.60	\$5.34	\$3.43	\$4.52	\$156.69	\$0.00	\$0.00	\$0.00	\$4.82	\$5.67	\$0.00	\$0.00
Miami, FL	2,133.2	\$6.27	\$5.98	\$3.85	\$5.06	\$175.46	\$0.00	\$0.00	\$0.00	\$5.40	\$6.35	\$0.00	\$0.00
San Juan, PR	2,235.2	\$6.57	\$6.27	\$4.03	\$5.30	\$183.85	\$0.00	\$0.00	\$0.00	\$5.66	\$6.66	\$0.00	\$0.00
Tampa, FL	2,194.8	\$6.45	\$6.15	\$3.96	\$5.20	\$180.53	\$0.00	\$0.00	\$0.00	\$5.56	\$6.54	\$0.00	\$0.00
West Palm Beach, FL	1,895.4	\$5.57	\$5.31	\$3.42	\$4.49	\$155.90	\$0.00	\$0.00	\$0.00	\$4.80	\$5.64	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTE:

Unit costs have been updated using the most current projects and VA/PACES, to reflect the dynamics of the delivery of healthcare

The unit costs shown are "average costs" - your particular project could be more or less intensive than the average - the unit costs show relative costs from one type of construction to another - the actual estimate can be different than these unit costs

The unit costs shown are "current bid costs" and do not include a pre-design allowance, escalation to the construction contract award, construction contingencies, technical services, impact costs, utility agreements, CM fees, or market allowances

Additional moneys should be included for known adverse sub-surface conditions, seismic and hurricane loading

Additional moneys are required to account for projects being "in the air" - i.e., new construction to be located on the 4th and 5th floors - but require structural support from ground level through the 3rd floor to support the new construction

When construction of an addition to an existing building, moneys should be added to account for the "tying-in" functionally and psychically

Sitework cost for small projects can be quite high as a percentage of the cost of construction and the cost of sitework as a percentage of construction could decrease as the size increases

A 20,000 SF building could require the same size of utilities as a 30,000 SF building. A safe percentage for sitework for up to \$10 million is 15% and decreases to perhaps 10% at \$25 million.

Ambulatory Care will be considered a "9 to 5" soft clinic - few heavy labs, or diagnostic areas, or beds. Functions consist of those found in exam rooms, light day surgery, small radiology suites, perhaps Dental clinic, cast rooms, etc...

Clinical Additions are the heavy clinical space areas - extensive diagnostics (big radiology/MRI/CAT/etc), Labs - wet and dry, surgical suites, etc... - the expensive departments

Market Conditions:

San Juan, PR is experiencing extensive labor shortage and material shipping costs are

higher than normal - end result is the need to add 35% to all construction cost for the time being

The entire Gulf Coast region has been devastated by a rash of hurricanes for consecutive years, this has resulted in a 10% premium the estimator needs to add this premium to all current costs, building only, site, roads, utilities, etc...

For additional assistance, contact Bob Smoot (181A) at 202-565-6400

FY 2007 & FY 2008 - VISN COSTING GUIDE - BUILDING TYPE

VISN 8: SUNSHINE Veterans Healthcare Network

RELATIVE COST FACTOR COMPARISONS BETWEEN VAMCs

USE FOR STRATEGIC PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Facilities Management (18) for Major Construction Projects Onl

Date Prepared: June 30, 2006

Index Basis: Boeckh Index = MAY-JUN 2006

Location	Boeckh Indexes	Cost Factor	EXPLANATION
Bay Pines, FL	2,194.8	0.98	Example: San Juan, PR is 1.18 higher than West Palm Beach, FL.
Gainesville, FL	1,905.0	0.85	To calculate, use San Juan, PR's factor of 1.00
Lake City, FL	1,905.0	0.85	and divide West Palm Beach, FL's factor of 0.85 into it.
Miami, FL	2,133.2	0.95	That is $1.00/0.85 = 1.18$.
San Juan, PR	2,235.2	1.00	If one dollar (\$1.00) was spent in West Palm Beach, FL
Tampa, FL	2,194.8	0.98	then to get the equivalent building in San Juan, PR
West Palm Beach, FL	1,895.4	0.85	one dollar and eighteen cents (\$1.18) would be required.
		0.00	
		0.00	Example: Gainesville, FL is 0.87 of Tampa, FL.
		0.00	This is calculated by dividing Gainesville, FL's cost factor of 0.85
		0.00	by Tampa, FL's cost factor of 0.98 or $0.85/0.98 = 0.87$.
		0.00	That means that for every dollar (\$1.00) spent in Tampa, FL
		0.00	it would cost eighty-seven cents (\$0.87)
		0.00	for an equivalent building in Gainesville, FL.
		0.00	
		0.00	These relative cost factors are based on
		0.00	the Boeckh Indexes for MAY-JUN 2006,
		0.00	and are useful to obtain quick rough ideas of
		0.00	probable costs relative from one city to another.
		0.00	
		0.00	REMINDER: Each project is unique.
		0.00	This document - for strategic planning only

In addition, local economic market conditions can significantly impact costs.

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